

**TRANSFER
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PAID**

Doc. # 2004032407
Book 8161 Page 0166

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WARRANTY DEED
Statutory Short Form

MJM ENTERPRISES, LLC, a Maine Limited Liability Company of P. O. Box 3823, Portland, ME 04104, for consideration paid, grant and convey to **JACK HEWES and PAMELA HEWES** of Box 106, Roderick Road, Winslow, ME 04901, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situate on Pleasant Hill Drive in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the most northerly point of Lot 27; thence heading south nine degrees forty-five minutes fifty-eight seconds east (S 09° 45' 58" E) one hundred seventy-five and zero hundredths (175.00) feet along Pleasant Hill Drive right-of-way to an iron pin marking the most easterly point of said Lot 27; thence heading south eighty-two degrees fourteen minutes five seconds west (S 82° 14' 05" W) one hundred seventy and fifty-three hundredths (170.53) feet along Lot 26 to an iron pin marking the most southerly point of said Lot 27; thence heading north fifteen degrees twenty-seven minutes one second west (N 15° 27' 01" W) one hundred sixty-three and thirty-six hundredths (163.36) feet along Lot 61 to an iron pin marking the most westerly point of said Lot 27; thence heading north seventy-eight degrees fourteen minutes thirty-nine seconds east (N 78° 14' 39" E) one hundred eighty-six and seventy-two hundredths (186.72) feet along Lot 28 to the beginning pin.

Lot 27 also includes a storm drainage easement fifteen and zero hundredths (15.00) feet wide beginning on the northeasterly line and running parallel with the southeasterly line to the southwesterly line as shown on Ridge Road Development Final Plat recorded June 22, 1977 in the Kennebec County Registry of Deeds in Plan File No. D-77074.

Said storm drainage easement between Lots 61 and 62 and Lots 26 and 27, Ridge Road Development, situate between Carmen Avenue and Pleasant Hill Drive, in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point marked with an iron pin and representing the southerly corner of Lot 61 also representing the beginning of the cul-de-sac on the Carmen Avenue; thence heading north eighty-two degrees fourteen minutes five seconds east (N 82° 14' 05" E) parallel with the southeasterly line of Lots 61 & 27 to a point on the northeasterly line of Lot 27 also being a point on the southwesterly side of Pleasant Hill Drive right-of-way; thence heading south nine degrees forty-five minutes fifty-eight seconds east (S 09° 45' 58" E) along the northeasterly line of said Lot 27 to a point marked with an iron pin and representing the easterly corner of said Lot 27 and also representing the northerly corner of Lot 26; thence heading along curved Pleasant Hill Drive right-of-way to a point where a parallel line fifteen (15) feet southeasterly of the northwesterly line of said Lot 26 would intersect; thence heading south eighty-two degrees fourteen minutes five seconds west (S 82° 14' 05" W) parallel with said northwesterly line of Lot 26 and Lot 62 to a point on the cul-de-sac line; thence heading along the cul-de-sac to a point marked with an iron pin and representing the westerly corner of said Lot 62; thence continuing along the cul-de-sac line to the beginning point.

Above description meaning and intending to describe a utility easement thirty (30) feet wide fifteen (15) feet either side of the property lines between Lots 61 and 62 and 26 and 27. Said parcel of land to be a drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

For reference, see Plan titled Ridge Road Development approved by the Waterville

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Planning Board on June 13, 1977, and recorded in the Kennebec County Registry of Deeds in Plan File No. D-76115.

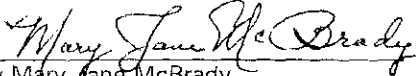
Being a portion of the premises conveyed to MJM Enterprises, LLC by Warranty Deed from Mary Jane McBrady dated April 5, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.

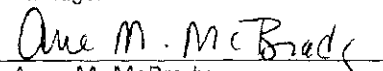
In Witness Whereof, **MJM ENTERPRISES, LLC**, has caused this instrument to be signed by Mary Jane McBrady and Anne M. McBrady, its Managers, this 13th day of October, 2004.

Signed, Sealed and Delivered
in the presence of:

MJM ENTERPRISES, LLC




By Mary Jane McBrady
Its Manager



By Anne M. McBrady
Its Manager

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 13, 2004

Then personally appeared the above named Mary Jane McBrady and Anne M. McBrady, Managers of **MJM ENTERPRISES, LLC**, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Limited Liability Company.

Before me,


Notary Public
Print **ROBERT M. MARDEN**
Name: **Attorney at Law/Notary Public, Maine**
My Commission expires December 4, 2009

Received Kennebec SS.
10/15/2004 9:18AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS